

**Planning and Zoning Commission Meeting Minutes**  
**June 13, 2016**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, June 13, 2016, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present included Chairman Chris Hamel and Commissioners Lukas Abplanalp, Kim Hamersley, David Koopmann, Alan Pruitt, and Richard Sorenson. There is one vacancy.

**STAFF MEMBERS** present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Assistant City Engineer; Daniel White, Assistant City Attorney; Alyssa Linville, Senior Planner; Aubrey Trebilcock, Associate Planner; Rene Truax, Administrative Support Supervisor; and Amelia Griffin, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

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**ELECTION OF VICE-CHAIR**

Hamel called for nominations for Vice-Chairman

Commissioner Koopmann nominated Commissioner Sorenson.

**Motion**

**Motion by Koopmann second by Pruitt to elect Richard Sorenson as Vice-Chairman.**

**Motion carried unanimously. (6-0)**

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**CONSENT CALENDAR MINUTES**

May 23, 2016

**WITHDRAWALS BY APPLICANT**

None

**CONTINUANCES**

None

**APPROVALS**

None

**MOTION**

**Motion by Sorenson, second by Hamersley, to APPROVE the Consent Calendar, as presented. Motion carried unanimously (6-0).**

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**PUBLIC HEARINGS**

**CUP-13614-2016:** This is a request by O & M Electric for a Conditional Use Permit to allow an industrial use, electrical contracting, in the Light Industrial (L-I) District within 600 feet of a residential zoning district. The request includes exceptions to the front yard setback and landscaping. The property is located at 983 S. 3<sup>rd</sup> Avenue, Yuma, AZ. (*Continued from May 23, 2016.*)

**Aubrey Trebilcock, Associate Planner**, summarized the staff report recommending **APPROVAL**.

#### **QUESTIONS FOR STAFF**

**Commissioner Pruitt** asked if the City Traffic Engineer would still review the no parking sign issue on Third Avenue. **Andrew McGarvie, Assistant City Engineer**, said the City Traffic Engineer was currently reviewing the no parking sign issue. **Trebilcock** said the idea of employees driving the fleet vehicles home was to keep parking off of Third Avenue.

**Koopmann** commented that he appreciated staff working with the applicant and coming to a satisfactory conclusion.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**John Matheus, 350 W. 16<sup>th</sup> Street, Yuma, AZ**, was available for questions.

**Trinidad Morin, 802 W. 34<sup>th</sup> Street, Yuma, AZ**, was available for questions.

**Hamel** commented that he was pleased to see this request move forward.

#### **PUBLIC COMMENT**

None

#### **MOTION**

**Motion by Pruitt, second by Sorenson, to APPROVE Case Number CUP-13614-2016. Motion carried unanimously (6-0).**

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**ZONE-13840-2016:** This is a request by Dahl, Robins, & Associates, Inc. on behalf of Valley Baptist Church, to rezone approximately 7.42 acres from the Low Density Residential (R-1-8) District to the Limited Commercial (B-1) District. The property is located at 2376 S. 34<sup>th</sup> Drive, Yuma, AZ.

**Alyssa Linville, Senior Planner**, summarized the staff report recommending **DENIAL** to rezone the property located at 2376 S. 34<sup>th</sup> Drive from the Low Density Residential (R-1-6) to the Limited Commercial (B-1) District, and recommending **APPROVAL** to rezone approximately 4.5 acres of the northern portion of the property to the Transitional (TR) District and the remaining 2.92 acres of the southern portion of the property to the Limited Commercial (B-1) District.

#### **QUESTIONS FOR STAFF**

**Hamel** asked for clarification on why the request was to rezone the property to the Limited Commercial (B-1) District. **Linville** said the applicant would like to rezone the entire property to the Limited Commercial (B-1) District because it would increase the value of the property, but staff was concerned with the potential uses that would be permitted in the Limited Commercial (B-1) District. She added that rezoning the entire parcel to the Limited Commercial (B-1) District could have a negative impact on the surrounding residential development.

**Commissioner Hamersley** asked for clarification on what the Transitional (TR) District offered that Low Density Residential (R-1-8) District did not offer. **Linville** said the applicant's intent

was to develop a church on the property and the Low Density Residential (R-1-8) District required a Conditional Use Permit for the church development.

**Koopmann** asked if a Conditional Use Permit was required for a church development in the Transitional (TR) District. **Linville** said no and stated that a church was a permitted principal use in the Transitional (TR) District.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Kevin Dahl, 1560 S. 5<sup>th</sup> Avenue, Yuma, AZ**, asked for clarification on the Condition of Approval number four on attachment A of the staff report. **Laurie Lineberry, Director of Community Development**, stated there was a two year timeframe to complete the Conditions of Approval and within that timeframe the Lot Tie/Split would also need to be completed. She added that the Lot Tie/Split would need to be completed before the rezone was effective. **Dahl** asked why there was a timeframe for the Lot Tie/Split. **Lineberry** said there was a timeframe for the Lot Tie/Split because requirements and regulations could change as time passed. **Dahl** added that it was still unclear as to how much land would be needed for the proposed church and asked if a lot line adjustment could be done after the Lot Tie/Split was completed. **Lineberry** said yes.

**Hamersley** asked for clarification on how much approximately 2.92 acres of the Limited Commercial (B-1) District could fluctuate. **Lineberry** stated that the idea of splitting the zoning on the property was to focus the Limited Commercial (B-1) District along 24<sup>th</sup> Street and the Transitional (TR) District on the remainder southern portion of the property.

#### **PUBLIC COMMENT**

None

#### **MOTION**

Motion by Sorenson, second by Hamersley, to APPROVE Case Number ZONE-13840-2016, rezoning approximately 4.5 acres of the northern portion of the property to the Transitional (TR) District and the remaining 2.92 acres of the southern portion of the property to the Limited Commercial (B-1) District. Motion carried unanimously (6-0).

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#### **INFORMATION ITEMS**

##### **Staff**

**Lineberry** informed the Commission members that when their term expired they would need to reapply to be reappointed to the Planning and Zoning Commission.

**Rene Truax, Administrative Support Supervisor**, had an iPad discussion with the Commission Members.

##### **Commission**

None

##### **Public**

None

## ADJOURNMENT

The meeting was adjourned at 5:05 p.m.

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Minutes approved this 27 day of June, 2016

  
Chairman